



CITY OF SAN DIEGO

Date of Notice: March 3, 2005

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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DATE OF HEARING:	March 17, 2005
TIME OF HEARING:	9:00 a.m.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California
PROJECT TYPE/NUMBER:	N/A
PROJECT NAME:	<u>REVISIONS TO SAN DIEGO MUNICIPAL CODE SECTIONS 143.0710 ET SEQ. (CITY ORDINANCE REGULATING DENSITY BONUS)</u>
APPLICANT:	City of San Diego
COMMUNITY PLAN AREA:	Citywide
COUNCIL DISTRICT:	Citywide
CITY PROJECT MANAGER:	William Levin, Senior Planner
PHONE NUMBER:	(619) 235-5214

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As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of proposed revisions to the San Diego Municipal Code, sections 143.0710 et seq. (city ordinance regulating the density bonus).

The decision to approve, conditionally approve, modify or deny the proposed draft ordinance will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

The proposed ordinance will affect areas located within the Coastal Overlay Zone; therefore the City Council's decision on these affected areas requires amending the City's Local Coastal Program. As a result, the final decision on the proposed ordinance as it affects properties within the Coastal Overlay Zone will be with the California Coastal Commission. The City of San Diego must submit this as an

amendment for certification to the Coastal Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment. If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Planning Department, William Levin, 202 C Street MS 4A, San Diego, CA 92101 before the close of the City Council public hearing. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Job Order No. 4109